

Grandview Commons Homeowners Association

2018 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: May 16, 2018 6:00 pm

Location: East Madison Police Department

Meeting Called by: Grandview Commons HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Christine Ramkey

Attendees: Please see Sign in Sheet

Agenda:

- A) Roll Call
 - a. Proof of attendance reached via sign in sheet
 - b. Introduction of Shandar with DSI Real Estate Group
- B) Reading of Minutes of the last Meeting
 - a. 2017 meeting minutes were provided for review and approval.
-Approved
- C) Consideration of Communications
 - a. Shandar presented the original letter that was mailed to all homeowners
- Letter is approved
- D) Resignations & Elections
 - a. None at this time
- E) Reports of Officers & Employees
 - a. 98 home owners past due. Late letters out next week. Lien filling next step.
- F) Reports of Committees
 - a. None at this time
- G) Unfinished Business
 - Less expensive mailbox post?
 - a. Will bring it up again to Veridian. A common concern with many HOA's
 - Gazebos were taken care of from last year. Maintenance was a bit above budget to get the gazebos taken care of.
- H) Original Resolutions & New Business
 - Alderperson is non responsive to issues. HOA feels they pay twice for trash removal in carriage lanes.
 - Shandar will reach out to Alderperson about this again.

- Snow removal issues with city.

-Can go onto city website and lodge a complaint.

<https://www.cityofmadison.com/reportaproblem/>

608-246-4532

- What is the City snow removal policy?

- 3 or more inches they plow.

- Any news for a stop sign on Alden drive?
-Can we add stop signs going in on Dominion and Pluto?
- These are items that the City will need to decide on. It is best to talk to the Alderperson regarding these issues; it is also beneficial to attend City Council meetings to have your voice heard.

-Can we invite an alderman to a meeting?
-Yes we can. Also you can contact them via email. district15@cityofmadison.com

-My new landscaping is being damaged by construction vehicles. Will this be repaired?
- Please contact Veridian's customer care. Veridian would be able to handle that situation.

-Do HOA fees go away or go down when HOA is turned over to home owners?
-No they are usually the same. New things are added when new phases come into play and HOA will always have to maintain the HOA owned property.

-Is there someone who represents the HOA to the board? DSI is the intermediary between the owners and Board. Please reach out to DSI for anything!

-There is some concern with apt buildings being built across the street.
-This are has always been slated as a multi-family. They are in the documents presented at sale.

-What is the HOA policy for people leaving trash out for extended periods of time?
- Shandar sends letters and calls the city.

-Can we change the Covenants to fine and lien homeowners that leave their trash cans out for extended periods of time?
-Shandar will bring the idea back to Veridian.

-Do you look at the fences that are not within the HOA regulations?
-This is something that the Architectural Control Committee (ACC) is responsible for.

BUDGET

Mowing season was exceptionally long last year. Extra 6 mows this year due to weather. Utilities went up from excessive rain.

- How are expenses approved when we go over budget?
- Maintenance needs to be done, even if we go over budget on items; we still need to do them.

-The goal is have money in the surplus so we don't need special assessments. We also need a reserve account for future capital expenses.

- l) Adjournment
 - a. Note Time of Adjournment; 6:41 pm